

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

June 16, 2009

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: President Stroger and Chairman Silvestri, Vice Chairman Murphy, Commissioners Beavers, Butler, Claypool, Collins, Daley, Gorman, Goslin, Maldonado, Peraica, Schneider, Steele, Sims and Suffredin (15)

Absent: Commissioners Gainer and Moreno (2)

Ladies and Gentlemen:

Your Committee on Zoning and Building, having had under consideration the matter hereinafter mentioned, respectfully reports and recommends as follows:

SECTION 1

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

287198 DOCKET #8276 – M. NERI, Owner, Application: Variation to reduce rear yard setback from 40 feet to 30 feet for an addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.20 of an acre, located on the west side of Crescent Avenue, approximately 250 feet north of Bryn Mawr Avenue in Norwood Park Township, County Board District #9. **Recommendation: That the applicant be granted a one year extension of time.**

Conditions: None

Objectors: None

301174 DOCKET #8511 – FOUNDERS BANK TRUST UNDER TRUSTEE #6074, Chicago SMSA Limited Partnership d/b/a Verizon Wireless, Owner, Application (No. V-09-11): Variation to locate a 2nd wireless telecommunications facility and tower less 1/2 mile from existing tower in the C-3 General Service District. The subject property consists of approximately 0.58 of an acre, located on the southwest corner of 135th Street in Orland Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

301175 DOCKET #8532 – C. WILMOT, Owner, Application (No. V-09-24): Variation to reduce front yard setback from 30 feet to 19 feet (existing residence); and increase height of fence in front yard from 3 feet to 6 feet (existing) in the R-5 Single Family Residence District. The subject property consists of approximately 0.22 of an acre, located on the north side of West 116th Place, approximately 175 feet east of Hamlin Avenue in Worth Township, County Board District #6. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

301176 DOCKET #8533 – J. & C. PEZDEK, Owners Application (No. V-09-25): Variation to reduce corner side yard setback from 25 feet to 12 feet for a front entrance and deck addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.46 of an acre, located on the southeast corner of 127th Street and 80th Avenue in Palos Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Vice Chairman Murphy, seconded by Commissioner Butler, moved the approval of Communication Nos. 287198, 301174, 301175 and 301176. The motion carried unanimously.

SECTION 2

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

301177 LARA NIECKULA, Owner, 18501 LeClaire Avenue, Country Club Hills 60478. Application (No. SU-09-08; Z09033). Submitted by Same. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Single Family Residential District to operate a dog boarding, doggie day care, grooming and training business in Section 4 of Rich Township. Property consists of approximately 2.17 acres located on the east side of LeClaire Avenue, approximately 1,487 feet south of 183rd Street in Rich Township. Intended use: To operate a dog boarding, doggie day care, grooming and training business.

- 301178 ADC MERRIMAC, LLC, Owner, 305 Ramona Avenue, Elgin, Illinois 60120. Application (No. SU-09-09; Z09034). Submitted by Paul Stewart, NuLife Consulting, 225 West Washington Boulevard, Suite 2200, Chicago, Illinois 60606. Seeking a SPECIAL USE, in the I-3 Intensive Industrial District for a salvage material yard in Section 8 of Stickney Township. Parcel consists of approximately 3.95 acres located on the west side of Merrimac Avenue south of the Central Northern Railroad Glenn Yard in Stickney Township, County Board District #15. Intended use: For a salvage material yard.
- 301179 LOUIS J. AND CATHERINE E. PIKUL, Owners, 10601 West Altgeld Street, Melrose Park, Illinois 60164. Application (No. SU-09-10; Z09035). Submitted by John J. Pikarski, Jr., Gordon and Pikarski, Owner, 303 West Madison Street, Suite 1800, Chicago, Illinois 60606. Seeking a SPECIAL USE, UNIQUE USE in the R-5 Single Family Residence District for three dwelling units (existing residence) in Section 29 of Leyden Township. Property consists of 0.03 of an acre located on the southwest corner of West Altgeld Street and North Geneva Avenue in Leyden Township, County Board District #16. Intended use: Three dwelling unit building.

Commissioner Daley, seconded by Commissioner Claypool, referred the New Applications to the Zoning Board of Appeals. The motion carried unanimously.

Commissioner Steele moved to adjourn, seconded by Commissioner Suffredin, the motion carried and the meeting was adjourned.

Respectfully submitted,
Committee on Zoning and Building

Peter N. Silvestri, Chairman

Attest:

Matthew B. DeLeon, Secretary